

Assembly Bill No. 1656

CHAPTER 451

An act to add Section 14669.16 to the Government Code, relating to the Department of General Services.

[Approved by Governor September 19, 2014. Filed with
Secretary of State September 19, 2014.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1656, Dickinson. Department of General Services: State buildings.

Existing law creates the Department of General Services to provide centralized services, including, but not limited to, planning, acquisition, construction, and maintenance of state buildings and property, purchasing, printing, architectural services, administrative hearings, and accounting services. Existing law provides that the department is under the control of an executive officer known as the Director of General Services.

This bill would require, by July 1, 2015, the Department of General Services to complete a long-range planning study of the state-controlled and owned office buildings in the County of Sacramento and the City of West Sacramento, including the headquarters of the State Board of Equalization (BOE), for the management of the state's space needs in the Sacramento region, as specified. The bill would require the Director of General Services to issue one or more requests for proposals for the planning, design, construction, and acquisition of facilities recommended by the Legislature based on the planning study.

The people of the State of California do enact as follows:

SECTION 1. The Legislature hereby finds and declares all of the following:

(a) The Department of General Services operates and manages 34 state-controlled and owned office buildings totaling over 8,000,000 net square feet in the County of Sacramento and the City of West Sacramento. At least 4,000,000 gross square feet located in 21 buildings are over 40 years old, many of which have antiquated systems and will eventually experience failure and for which replacement parts will not exist in the future. The state has been repairing and replacing critical building systems when necessary, but for some of the older buildings, this approach to handling building deficiencies is no longer sufficient.

(b) Therefore, it is the intent of the Legislature that the Department of General Services perform a study developing a long-range plan for the Sacramento region. The 2014 Budget Act appropriated funding in the amount

of \$2.5 million to the Department of General Services for this purpose. This study will determine the best course of action to address the state's infrastructure deficiencies and space needs within the region, while focusing on long-term asset management. In addition to developing a long-range plan for the Sacramento region, the study will also serve as the framework to develop the recommendations and detailed cost and scope information necessary for future budget proposals.

SEC. 2. Section 14669.16 is added to the Government Code, to read:

14669.16. (a) The Department of General Services shall, by July 1, 2015, complete a long-range planning study of the state-controlled and owned office buildings in the County of Sacramento and the City of West Sacramento, including the Board of Equalization's headquarters, for the management of the state's space needs in the Sacramento region.

(b) The planning study shall contain, but is not limited to, the following:

(1) Evaluation of the overall state facility needs in the Sacramento region, including the capacity of currently owned and leased space.

(2) Evaluation of each building including, but not limited to, condition, age, building use, and the extent that it meets the business needs and location of the state entity occupying the space.

(3) The impact the building's age and design has on potential reconfiguration and consolidation for state needs.

(4) The viability of antiquated building infrastructure systems, including the present and probable future availability of replacement parts for the systems in the buildings.

(5) Evaluation of office buildings in need of major repairs or renovations to correct deficiencies, including estimated costs for fire and life safety, accessibility, seismic safety, and other building code compliance issues, and known existence of encapsulated hazardous materials and lead-based paint.

(6) Other considerations deemed appropriate by the Department of General Services, in consultation with the state entity occupying the building, may be included.

(7) The development of a logical sequencing plan for renovation, replacement, or both, of existing state office buildings and new office development in the Sacramento region to guide the state over the next 25 years.

(c) The findings in this long-range planning study shall be used as the basis for recommendations and developing detailed cost and scope information to be considered in future budget proposals.

(d) Beginning with the three buildings with the most significant and immediate renovation or replacement needs, including highest cost of total maintenance and repair to usable space, and other related costs identified in the long-range planning study, the Director of General Services shall issue one or more requests for proposals for the planning, design, construction, and acquisition of facilities that have been recommended by the Legislature based on the planning study completed under this section. The Director of General Services shall issue the requests for proposals within

12 months of the Legislature making the recommendation described in this subdivision.

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